

MEMORANDUM

MAY 9, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on thirty-three zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Category</u>	<u>Recommendations</u>		<u>Denial w/o Prejudice</u>	<u>Deferral</u>
	<u>Approval</u>	<u>Denial</u>		
Residential conversions	11	2		1
Major new housing or rehabilitation	4	1		
Residential building expansions, subdivisions, etc.	3			
Parking; gas stations; repair garages	2			
Institutional	2			
Commercial; office; business	1	1	2	1
Signs	1		1	

Recommend approval of 11 residential conversion cases:

- Z-7629 58 Monument Avenue, Charlestown. Three-family dwelling existing at the time of purchase two years ago. Consistent with neighborhood.
- Z-7631 22 Thacher Street, Boston. Conversion of vacant store for fifth dwelling unit appropriate and desirable.
- Z-7633 102 Arlington Street, Hyde Park. Abandoned dwelling will be restored to two-family occupancy. Abutters support.
- Z-7637 108 Allston Street, Brighton. Three-family dwelling consistent with existing properties in residential neighborhood.
- Z-7644 154 Sumner Street, East Boston. Vacant abandoned building will be restored; three-family occupancy.
- Z-7652 39 Charter Street, Boston. Conversion of store to desirable residential unit.

- Z-7659- 17-19 Middle Street, South Boston. Conversion to two four-family
7660 dwellings consistent with existing multi-family neighborhood.
- Z-7641 76 Lonsdale Street, Dorchester. Three-family occupancy existing
more than 35 years.
- Z-7678 1536-1538 Tremont Street, Roxbury. Four residential units will be
rehabilitated for low-income housing.
- Z-7679 13 Monument Square, Charlestown. Seven apartments existing.
Bunker Hill Park mitigates open space deficiency.
- Z-7658 4 Adams Street, Charlestown. Residential conversion to 2 family
with new dormer addition is compatible with neighborhood.

Recommend approval of 3 major housing expansions

- Z-7618 43 Symphony Road, Boston. Subdivide. Rehabilitation of 16
apartments has had extensive staff and community review. Design
review.
- Z-7712- 544-546 Washington Street, Dorchester. Rehabilitation will provide
7713 twelve needed low and moderate income housing units.
- Z-7717 61 Eutaw Street, East Boston. Conversion will supply 30 units of
affordable housing with underground parking. Community supports
proposal.
- Z-7647- 90 Readville Street and 4-12 Albemarle Street, Hyde Park. Four
7650 two-family houses are consistent with low density area.

Recommend approval of 3 residential building expansions, subdivision, etc.

- Z-7643 16 Cedar Lane Way, Boston. First floor apartment unit will be
expanded by utilizing basement space.
- Z-7621- 64-66 Chestnut Street and 7 Monument Square, Charlestown.
7622 Subdivision will allow sale of Chestnut Street property.
- Z-7680 67A Chestnut Street, Boston. Interior alterations. No increase in
occupancy. Exterior additions.

Recommend approval of 2 parking, gas stations, and repair cases:

- Z-7630 43 Silver Street, South Boston. Storage addition to and repair
structure will not affect any residential properties.
- Z-7623 332-340 Summer Street, Boston. Parking for 40 cars; provisos
limiting use to three years and design review.

Recommend approval of 2 institutional cases:

- Z-7634 11 Leon Street, Boston. Rehabilitation of storage-warehouse
building on campus for classrooms, labs, offices; library. Design
Review.

Z-7697 636 Columbia Road, Dorchester. Expansion of Health Clinic will broaden important service. Strong community support.

Recommend approval of 1 commercial, office, business use:

Z-7682 81 Paris Street, East Boston. Doctors office compatible with residential, institutional, medical uses in area.

Recommend approval of 1 sign case:

Z-7638 75 Newbury Street. Boston. Beauty salon sign has approval of Back Bay Architectural Commission.

Recommend denial of 3 cases:

Z-7569 1933 Commonwealth Avenue, Brighton. Erect 48-unit apartment building. Insufficient parking, excessive density, inadequate vehicular access. Design and materials could not be satisfactorily resolved after staff and community meetings with developer.

Z-7651 142-144 Walter Street, Roslindale. Conversion to three-family dwelling incompatible with predominant two-family neighborhood.

Z-7654 37 Summer Street, Hyde Park. Conversion to three-family dwelling. Predominant one two-family neighborhood.

Z-7665 214 Lincoln Street, Allston. Five-story addition to office structure in excessive, inappropriate and departmental to adjacent residential neighborhood.

Recommend denial without prejudice in 3 cases:

Z-7639 1401 Centre Street, Roslindale. Petitioner must meet with resident group to resolve any concerns about existing sign.

Z-7645 123-129 Havre Street, East Boston. Parking lot for 40 cars. Community concerns: Proximity to Callahan Tunnel, traffic-parking.

Z-7653 378-380 Washington Street, Brighton. Petitioner must meet with community civic association to convert furniture store-catering to retail, offices, showroom.

Recommend deferral of 2 cases:

Z-7694 418 Columbus Avenue, Boston. Conversion from residential of office use is of concern. Appellant must meet with staff.

Z-7636 29 Salutation Street, Boston. Inadequate information to make recommendation on residential conversion to 4 families.

BOARD OF APPEAL REFERRALS

May 9, 1985

		<u>Hearing</u>	
1.	Z-7569	5/14/85 (redis- cussion)	Continental Housing Co. 1933 Commonwealth Avenue, Brighton
2.	Z-7618	5/14/85	Symphony Area Renaissance Trust 43 Symphony Road, Boston
3.	Z-7621-7622	5/14/85	Robert B. Beardsley 64-66 Chestnut Street and 7 Monument Square, Charlestown
4.	Z-7623	5/14/85	Isaac Beck, Trustee 332-340 Summer Street, Boston
5.	Z-7629	5/14/85	Cynthia S. Creem 58 Monument Avenue, Charlestown
6.	Z-7630	5/14/85	Paul J. Richards 43 Silver Street, South Boston
7.	Z-7631	5/14/85	Antonio Guarino 22 Thacher Street, Boston
8.	Z-7633	5/14/85	Percy Perez 102 Arlington Street, Hyde Park
9.	Z-7634	5/14/85	Northeastern University 11 Leon Street, Boston
10.	Z-7636	5/14/85	Peter H. McGinnis 29 Salutation Street, Boston
11.	Z-7637	5/14/85	Edward and Alfred Sabetford 108 Allston Street, Brighton
12.	Z-7638	5/21/85	W. Roger Warwick 75 Newbury Street, Boston
13.	Z-7639	5/21/85	Jack Morrissey 1401 Centre Street, Roslindale
14.	Z-7641	5/21/85	Don Sciarappa 76 Lonsdale Street, Dorchester
15.	Z-7643	5/21/85	Paul Roiff, Trustee 16 Cedar Lane Way, Boston
16.	Z-7644	5/21/85	Joseph Paul Tirone 154 Sumner Street, East Boston
17.	Z-7645	5/21/85	Carlo Barresi 123-129 Havre Street, East Boston

BOARD OF APPEAL REFERRALS

May 9, 1985 - continued

		<u>Hearing</u>	
18.	Z-7647-7650	5/14/85	Joseph Pennacchio 90 Readville and 4-12 Albemarle Streets, 4-12 Albemarle Streets, Hyde Park
19.	Z-7651	5/14/85	Michael A. Keohane 142-144 Walter Street, Roslindale
20.	Z-7652	5/21/85	Gasper Conforto and Frances Ramelli 39 Charter Street, Boston
21.	Z-7653	5/21/85	380 Washington Street Realty Trust 378-380 Washington Street, Brighton
22.	Z-7654	5/21/85	Andre P. Laroche 37 Summer Street, Hyde Park
23.	Z-7658	5/21/85	Claude Miquelle 4 Adams Street, Charlestown
24.	Z-7659-7660	5/21/85	Charles Fallon 17-19 Middle Street, South Boston
25.	Z-7665	5/21/85	Mohawk Realty Trust 214 Lincoln Street, Allston
26.	Z-7678	5/21/85	McCarthy Associates 1536-1538 Tremont Street, Roxbury
27.	Z-7679	5/21/85	William F. Griffin, Trustee Pond Feilde Trust 13 Monument Square, Charlestown
28.	Z-7680	5/21/85	M. Read Bassiouni 67a Chestnut Street, Boston
29.	Z-7682	5/14/85	Nichola Capodilupo 81 Paris Street, East Boston
30.	Z-7694	5/14/85	Ronald and Charlene Carroll 418 Columbus Avenue, Boston
31.	Z-7697	6/18/85	Upham's Corner Health Committee, Inc. 636 Columbia Road, Boston
32.	Z-7712-7713	5/21/85	Codman Square Limited Partnership 544-546 Washington Street, Dorchester
33.	Z-7717	5/21/85	Chapman House Associates Gilbert V. Boro Managing General Partner 61 Eutaw Street, East Boston

Board of Appeal Referrals 5/9/85

Hearing: 4/23/85 Z-7569
Deferred to Continental Housing Co.
5/14/85 1933 Commonwealth Avenue
Brighton

Site: 11,626 square feet of land

District(s): Apartment multifamily (H-3)

Purpose: Erect seven-story 48-unit apartment structure with parking garage.

Violation(s): Excessive floor area ratio.
Open space, side and rear yards, and off-street parking are insufficient.
Parking within five feet of side lot line not allowed.
Underground encroachment.

Although this development has received initial approval from the State Executive Office of Communities and Development for SHARP financing guaranteeing twelve low and moderate income units, there remain serious concerns not resolved by developer. Also, an amendment to a 121A agreement would be required for off-street parking use of Reservoir Towers property. Community opposition exists.

VOTED: In reference to petition Z-7569, Continental Housing Co., 1933 Commonwealth Avenue, Brighton, for seven variances to erect a seven-story 48-unit apartment structure with parking garage in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. The developer has met with the community and the BRA staff on several occasions, but has been unable to resolve the problems of insufficient parking, inadequate vehicular access, excessive density, materials, and design.

Z-7569 1933 COMMONWEALTH AVE. BOSTON



Z-7569

1933 COMONWEALTH AVE. BOSTON

Board of Appeal Referrals 5/9/85

Hearing: 5/14/85 Z-7618
Symphony Area Renaissance Trust
43 Symphony Road
Boston

Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Subdivide.

Violation(s): Open space and off-street parking are insufficient.

Structure is being rehabilitated for 16 apartments. Development, which has undergone extensive staff and community review, will help to create mixed income housing on Symphony Road. Strong community support.

VOTED: In reference to petition Z-7618, Symphony Area Renaissance Trust, 43 Symphony Road, Boston, for two variances to subdivide in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Development, which has had extensive review, will help to create mixed income housing on Symphony Road.



Z-7618 43 SYMPHONY ROAD BOSTON

Board of Appeal Referrals 5/9/85

Hearing: 5/14/85 Z-7621-7622
Robert B. Beardsley
64-66 Chestnut Street and
7 Monument Square
Charlestown

Site: Four- and five-story structures

District(s): Apartment (H-1)

Purpose: Combine buildings and change occupancy from six to eight apartments; subdivide and change occupancy from four- to three-family dwelling.

Violation(s): Floor area ratio is excessive.

Rear yard is insufficient.

Subdivision will allow sale of Chestnut Street property. Both occupancies have existed more than twenty years.

VOTED: In reference to petitions Z-7621-7622, Robert B. Beardsley, 64-66 Chestnut Street and 7 Monument Square, Charlestown, for two variances to combine buildings and change occupancy from six to eight apartments and to subdivide and change occupancy from four- to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans for any exterior changes be submitted to the Authority for design review approval. Subdivision will allow sale of Chestnut Street property. Both occupancies have existed more than twenty years.

Z-7621-7622

64-66 CHESTNUT ST.

7 MONUMENT SQ.

CHARLESTOWN



Board of Appeal Referrals 5/9/85

Hearing: 5/14/85 Z-7623
Isaac Beck, Trustee
332-340 Summer Street
Boston

Site: Vacant land

District(s): Manufacturing (M-4)

Purpose: Use premises for open air parking lot - 40 cars.

Violation(s): Parking lot is conditional use.

Staff supports use for three-year period.

VOTED: In reference to petition Z-7623, Isaac Beck, Trustee, 332-340 Summer Street, Boston, for conditional use to use premises for open air parking lot for 40 cars in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval with provisos: that conditional use expire in three years; that plans be submitted to the Authority for design review approval.



Z-7623

332-340 SUMMER ST. BOSTON

Board of Appeal Referrals 5/9/85

Hearing: 5/14/85 Z-7629
Cynthia S. Creem
58 Monument Avenue
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two- to three-family dwelling. ✓

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

Condition existed at time of purchase in 1983; it is consistent with residential character of neighborhood. No response from abutters.

VOTED: In reference to petition Z-7629, 58 Monument Avenue, Charlestown, for a forbidden use and three variances for change of occupancy from two- to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Condition existed at time of purchase in 1983; it is consistent with residential character of neighborhood.

Z-7629

58 MONUMENT AVE.

CHARLESTOWN



Board of Appeal Referrals 5/9/85

Hearing: 5/14/85 Z-7630
Paul J. Richards
43 Silver Street
South Boston

Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Erect one-story addition to auto repair structure.

Violation(s): Rear yard is insufficient.

Addition for storage purposes only. Residential properties will not be affected. No response from abutters.

VOTED: In reference to petition Z-7630, Paul J. Richards, 43 Silver Street, South Boston, for variance to erect one-story addition to auto repair structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with proviso that addition be used for storage purposes only. No residential properties are affected.

Z-7630

43 SILVER ST.

SOUTH BOSTON

U.S. POST OFFICE
GARAGE



Board of Appeal Referrals 5/9/85

Hearing: 5/14/85 Z-7631
Antonio Guarino
22 Thacher Street
Boston

Site: Five-story structure

District(s): Apartment (H-3)

Purpose: Legalize occupancy: five apartments.

Violation(s): Dwelling converted for more families is forbidden use.
Open space is insufficient.

No record of legal occupancy. Existing four-family dwelling. Conversion of vacant, boarded store for additional dwelling unit is appropriate and desirable.

VOTED: In reference to petition Z-7631, Antonio Guarino, 22 Thacher Street, Boston, for forbidden use and variance to legalize occupancy for five apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval provided plan for exterior changes be submitted to the Authority for design review. No record of legal occupancy. Existing four-family dwelling. Conversion of vacant, boarded store appropriate, desirable and consistent with neighborhood.

Z-7631 22 THACHER ST. BOSTON



Board of Appeal Referrals 5/9/85

Hearing: 5/14/85 Z-7633
Percy Perez
102 Arlington Street
Hyde Park

Site: 2-1/2 story structure

District(s): Single-family (S-.5)

Purpose: Legalize occupancy - two-family dwelling; erect one-story addition.

Violation(s): Extension of nonconforming use. Side and rear yards are insufficient.

No record of legal occupancy. Abandoned structure will be restored. Abutters support proposal.

VOTED: In reference to petition Z-7633, Percy Perez, 102 Arlington Street, Hyde Park, for extension of nonconforming use and two variances to legalize occupancy as two-family dwelling and erect one-story addition in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with provisos: that plans be submitted to the Authority for design review approval; that owner occupy one unit. No record of legal occupancy. Abandoned dwelling will be restored.

Z-7633 102 ARLINGTON ST. HYDE PARK



Board of Appeal Referrals 5/9/85

Hearing: 5/14/85 Z-7634
Northeastern University
11 Leon Street
Boston

Site: Four-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from warehouse, offices, and light manufacturing to university uses: classrooms, laboratories, offices, and library.

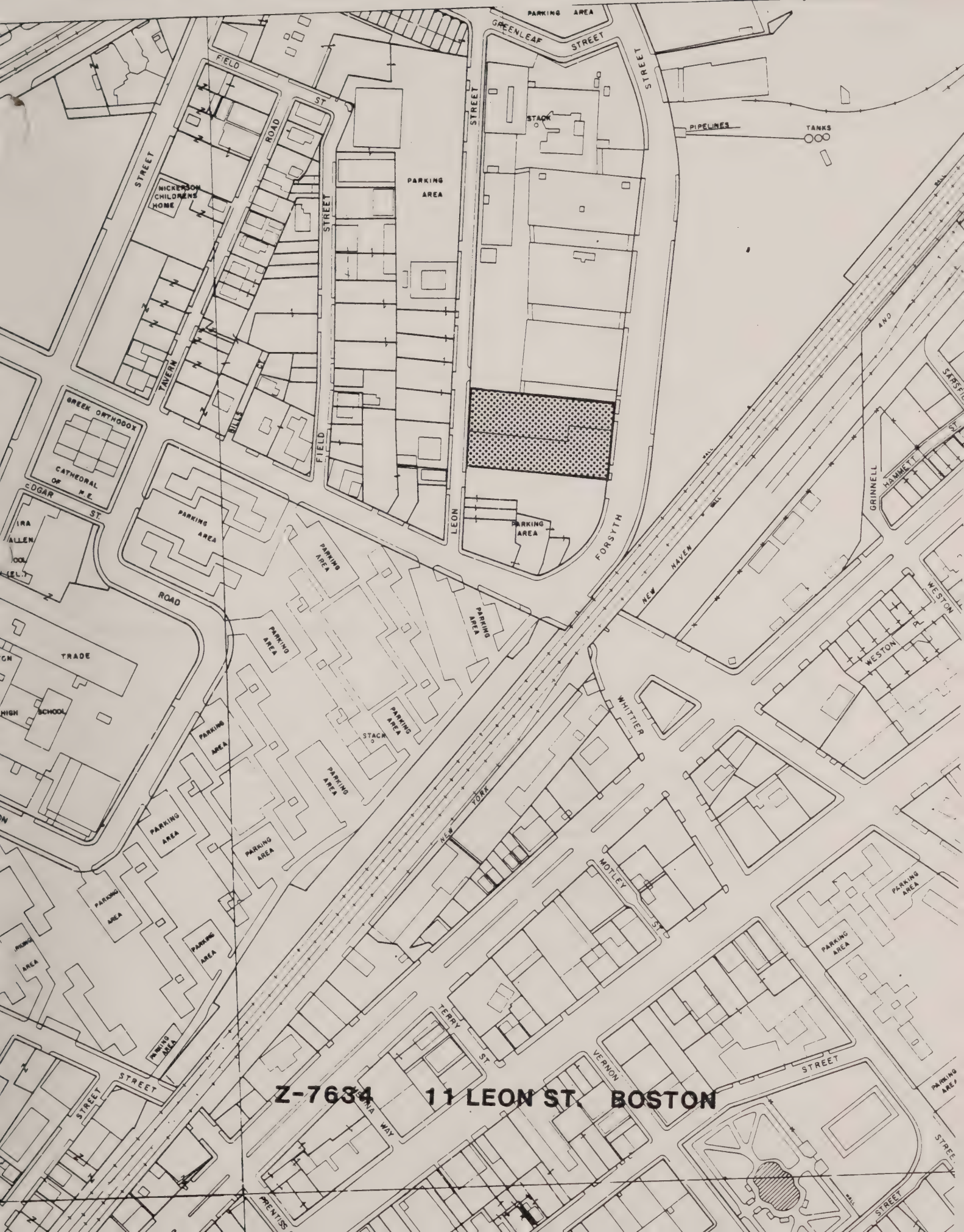
Violation(s): College or university is conditional use.

Scientific research and teaching laboratories are conditional uses.

Library is conditional use.

Structure is within Northeastern campus and the institutional overlay district. University is currently negotiating with nearby Wentworth Institute for lease of space for its storage-warehouse operation and has stated that there will be no purchase of additional property for storage purposes off-site.

VOTED: In reference to petition Z-7634, Northeastern University, 11 Leon Street, Boston, for three conditional uses for change of occupancy from warehouse, offices, and light manufacturing to university uses in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with provisos: that plans, inclusive of exterior facade treatment and landscaping, be submitted to the Authority for design review approval; that University not purchase or lease additional property off-campus for storage purposes. Northeastern is currently negotiating with Wentworth Institute to lease space for its storage-warehouse operation presently located at 11 Leon Street.



Z-7634 11 LEON ST. BOSTON

Board of Appeal Referrals 5/9/85

Hearing: 5/14/85 Z-7636
Peter H. McGinnis
29 Salutation Street
Boston

Site: Three-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from three to four apartments.

Violation(s): Dwelling converted for more families is forbidden use.
Floor area ratio is excessive.
Open space is insufficient.

Plans have not been provided to Authority to determine extent of proposal.

VOTED: In reference to petition Z-7636, Peter H. McGinnis, 29 Salutation Street, Boston, for a forbidden use and two variances for change of occupancy from three to four apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral of decision. Petitioner has not provided Authority with information on proposal.

Z-7636

29 SALUTATION ST.

BOSTON



Board of Appeal Referrals 5/9/85

Hearing: 5/14/85 Z-7637
Edward and Alfred Sabetford
108 Allston Street
Brighton

Site: 2-1/2 story structure

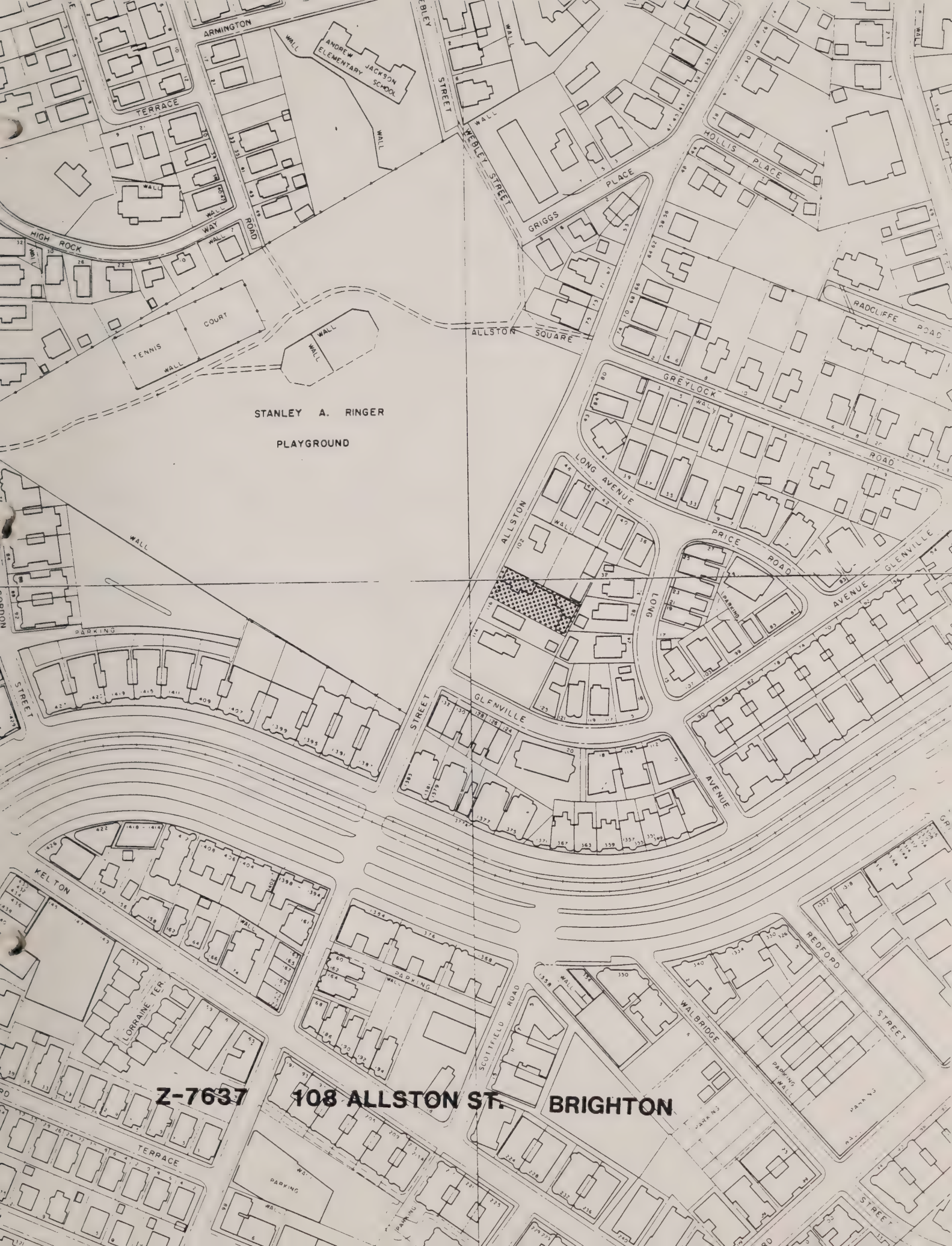
District(s): Residential (R-.8) three-family

Purpose: Change occupancy from ~~two-~~ to three-family dwelling.

Violation(s): Dwelling converted for more families is conditional. Open space is insufficient.

Conversion consistent with existing properties in residential neighborhood. Public playground opposite site mitigates open space deficiency.

VOTED: In reference to petition Z-7637, Edward and Alfred Sabetford, 108 Allston Street, Brighton, for conditional use and variance for change of occupancy from ~~two-~~ to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Conversion consistent with residential neighborhood. Public playground opposite site mitigates open space deficiency.



STANLEY A. RINGER
PLAYGROUND

Z-7637

108 ALLSTON ST.

BRIGHTON

Board of Appeal Referrals 5/9/85

Hearing: 5/21/85 Z-7638
W. Roger Warwick
75 Newbury Street
Boston

Site: Four-story structure

District(s): General business (B-3-65)

Purpose: Erect sign.

Violation(s): Height and area of sign are excessive.

Sign for beauty salon on second-floor windows, "Hair by Romaeo", has been approved by Back Bay Architectural Commission.

VOTED: In reference to petition Z-7638, W. Roger Warwick, 75 Newbury Street, Boston, for conditional use to erect sign in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval. Beauty salon sign has approval of Back Bay Architectural Commission.

Z-7638

75 NEWBURY ST. BOSTON



Board of Appeal Referrals 5/9/85

Hearing: 5/21/85 Z-7639
Jack Morrissey
1401 Centre Street
Roslindale

Site: One-story structure

District(s): Single-family (S-.5)

Purpose: Legalize existing sign.

Violation(s): At variance with Board of Appeal decision. Front yard insufficient. Free standing sign not allowed in residential district.

The beauty salon use was granted petitioner last year after compliance with provisos presented by Centre Andover Buchanan Concerned Residents. Subject sign was not part of approval.

VOTED: In reference to petition Z-7639, Jack Morrissey, 1401 Centre Street, Roslindale, for conditional use and two variances to legalize existing sign in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. The beauty salon use was granted by the Board of Appeal last year after petitioner agreed to comply with several conditions presented by the Centre Andover Buchanan Concerned Residents. The subject sign was not part of previous approval or community agreements and has been erected without permit. There does not appear to be any reason deviate from the sign code.

PARKWAY

U/C

PARKWAY

SHREWSBURY ROAD

ROAD

CENTRE STREET

LEDGEDALE ROAD

WEDGEWOOD RD.

ANDOVER RD.

ROBKEN

ELDON

STREET

KNOLL

HAZEL MERE

ARDALE

Z-7639

1401 CENTRE ST. ROSLINDALE

CONISTON

MORRISON

HEWLETT

STREET

KNOLL

Board of Appeal Referrals 5/9/85

Hearing: 5/21/85 Z-7641
Don Sciarappa
76 Lonsdale Street
Dorchester

Site: 2-1/2 story structure

District(s): Residential (R-.5) two-family

Purpose: Change occupancy from two- to three-family dwelling; erect six foot stockade fence.

Violation(s): Front yard and corner traffic visibility are insufficient.

Occupancy existing more than 35 years.

VOTED: In reference to petition Z-7641, Don Sciarappa, 76 Lonsdale Street, Dorchester, for two variances for changes of occupancy from two- to three-family dwelling and erect six-foot stockade fence in a residential (R-.5) district the Boston Redevelopment Authority recommends approval with proviso: that fence plans be submitted to the Authority for design review approval. Occupancy existing more than 35 years.



Z-7641

76 LONSDALE ST.

DORCHESTER

Board of Appeal Referrals 5/9/85

Hearing: 5/21/85 Z-7643
Paul Roiff, Trustee
16 Cedar Lane Way
Boston

Site: Four-story structure

District(s): Apartment (H-2-65)

Purpose: Interior additions to three-family dwelling.

Violation(s): Floor area ratio is excessive.

First-floor apartment unit will be expanded by utilizing basement space for bedrooms and bath. No increase in occupancy.

VOTED: In reference to petition Z-7643, Paul Roiff, Trustee, 16 Cedar Lane Way, Boston, for variance to erect interior addition to three-family dwelling in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. First-floor apartment unit will be expanded by utilizing basement space for bedrooms, bath. No increase in occupancy.



Z-7643 16 CEDAR LANE WAY BOSTON

Board of Appeal Referrals 5/9/85

Hearing: 5/21/85 Z-7644
Joseph Paul Tirone
154 Sumner Street
East Boston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Legalize occupancy: three-family dwelling.

Violation(s): Dwelling converted for more families in forbidden use.
Lot area and open space are insufficient.

No record of legal occupancy. Vacant abandoned building will be restored.
Neighborhood will be improved.

VOTED: In reference to petition Z-7644, Joseph Paul Tirone, 154 Sumner Street, East Boston, for forbidden use and three variances to legalize occupancy as three-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso: that plans be submitted to the Authority for design review approval. No record of legal occupancy. Vacant abandoned building will be restored and neighborhood improved.



Z-7644

154 SUMNER ST. EAST BOSTON

Board of Appeal Referrals 5/9/85

Hearing: 5/21/85 Z-7645
Carlo Barresi
123-129 Havre Street
East Boston

Site: Vacant land.

District(s): Apartment (H-1)

Purpose: Use premises for parking lot - 24 cars.

Violation(s): Parking lot is forbidden use. Front, side, rear yards are insufficient.

Community concerns: traffic, parking, proximity to Callahan Tunnel.

VOTED: In reference to petition Z-7645, Carlo Barresi, 123-129 Havre Street, East Boston, for forbidden use and three variances to use premises for parking of 24 cars in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Community has expressed following concerns, which must be resolved by appellant: proximity of lot to Callahan Tunnel; existing parking congestion conditions on Havre Street; access and egress problems.

Z-7645

123-129 HAVRE ST. EAST BOSTON



Board of Appeal Referrals 5/9/85

Hearing: 5/14/85 Z-7647-7650
Joseph Pennacchio
90 Readville and
4-12 Albemarle Streets
Hyde Park

Site: 29,020 square feet of land

District(s): Residential (R-.5) two-family

Purpose: Erect four two-family dwellings.

Violation(s): Lot area, frontage, side yard are insufficient.

Development is consistent with low density one- and two-family neighborhood.

VOTED: In reference to petitions Z-7647-7650, Joseph Pennacchio, 90 Readville and 4-12 Albemarle Streets, Hyde Park, for five variances to erect four two family dwellings in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso: that plan be submitted to the Authority for design review approval. Development is consistent with one- and two-family low density neighborhood.

Z-7647-7650 90 READVILLE ST.

4-12 ALBERMARLE ST. HYDE PARK



Board of Appeal Referrals 5/9/85

Hearing: 5/14/85 Z-7651
Michael A. Keohane
142-144 Walter Street
Roslindale

Site: 2½-story structure

District(s): Residential two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling;
erect shed dormer addition.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area, width, and frontage.
Excessive height of building.

Three-family dwelling would be incompatible with predominantly two-family neighborhood and would create undesirable precedent.

VOTED: In reference to petition Z-7651, Michael A. Keohane, 142-144 Walter Street, Roslindale, for a forbidden use and four variances for change of occupancy from two- to three-family dwelling and erect shed dormer addition in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Three-family dwelling would be incompatible with predominantly two-family neighborhood and would create undesirable precedent.



Z-7651 142-144 WALTER ST. ROSLINDALE

Board of Appeal Referrals 5/9/85

Hearing: 5/21/85 Z-7652
Gasper Conforto and
Frances Ramelli
39 Charter Street
Boston

Site: Five-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from nine to ten apartments.

Violation(s): Dwelling converted for more families is forbidden use.
Floor area ratio is excessive. Open space is insufficient.

Conversion of store to desirable residential unit.

VOTED: In reference to petition Z-7652, Gasper Conforto and Frances Ramelli, 39 Charter Street, Boston, for forbidden use and two variances for change of occupancy from nine to ten apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that exterior plans are submitted to the Authority for design review. Conversion of store to desirable residential unit.



Z-7652 39 CHARTER ST. BOSTON

Board of Appeal Referrals 5/9/85

Hearing: 5/21/85 Z-7653
380 Washington Street Realty Trust
378-380 Washington Street
Brighton

Site: Two-story structure

District(s): Residential, two-family (R-.5), and general business (B-1)

Purpose: Change occupancy from cafeteria, furniture store, warehouse, and retail store to two retail stores, office, and showroom.

Violation(s): Retail stores and offices are forbidden uses.
Floor area ratio is excessive.
Front, side, and rear yards are insufficient.

In past, the community has had problems with proposals to convert this structure. Petitioner must meet with community—civic association to address and resolve any concerns about the current proposal.

VOTED: In reference to petition Z-7653, 380 Washington Street Realty Trust, 378-380 Washington Street, Brighton, for three forbidden uses and four variances for change of occupancy from cafeteria, furniture store, warehouse, and retail store to two retail stores, offices, and showroom in residential (R-.5) and general business (B-1) districts, the Boston Redevelopment Authority recommends denial without prejudice. In the past, the community has had problems with proposals to convert this structure, concerning access and egress and parking. Petitioner must meet with community—civic association to address and resolve any concerns about the current proposal.



Z-7653

378-380 WASHINGTON ST.

BRIGHTON

Board of Appeal Referrals 5/9/85

Hearing: 5/21/85 Z-7654
Andre P. Laroché
37 Summer Street
Hyde Park

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Lot area is insufficient.

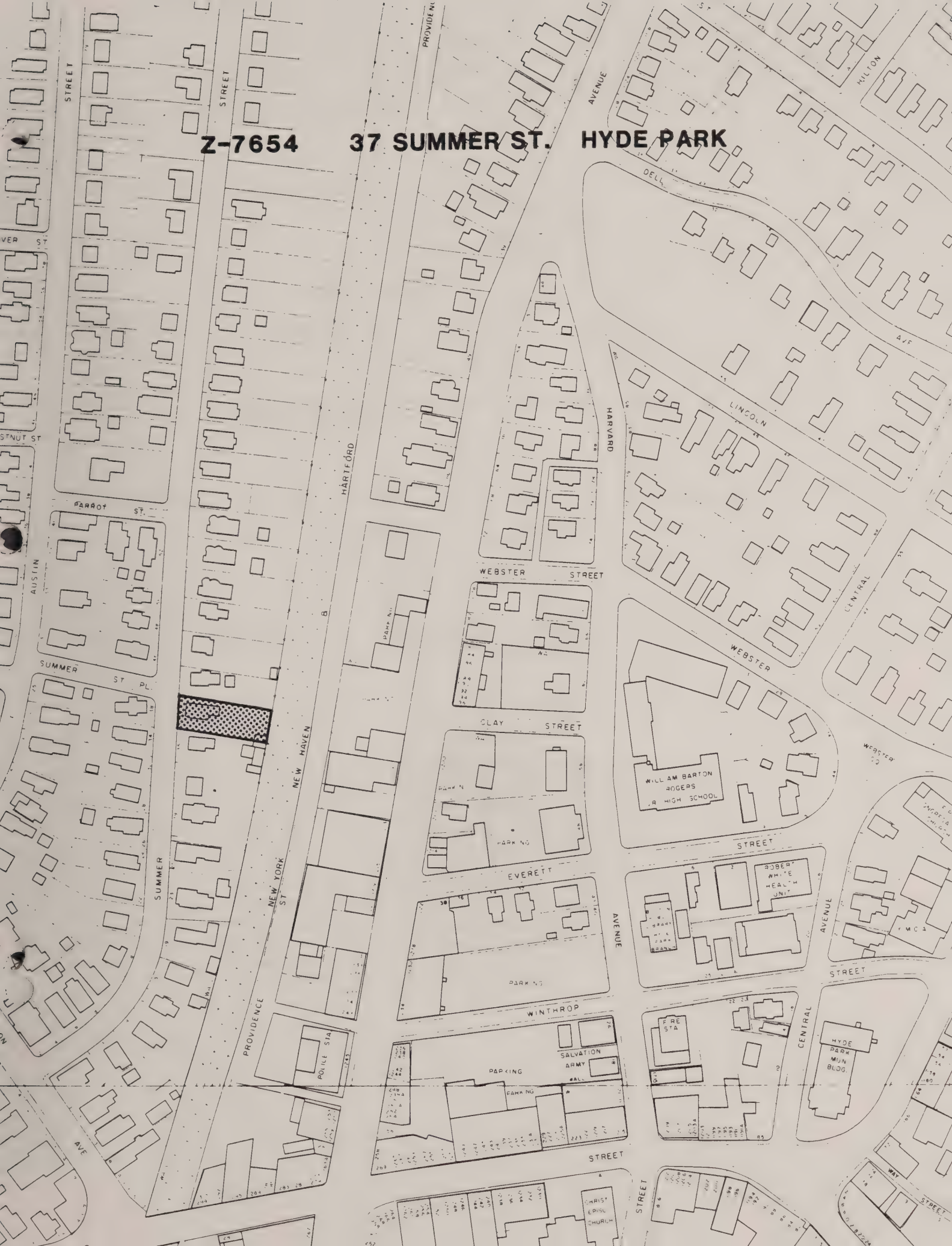
Conversion is incompatible with predominantly one- and two-family neighborhood and would set an unwanted precedent. No response from abutters.

VOTED: In reference to petition Z-7654, Andre P. Laroché, 37 Summer Street, Hyde Park, for a forbidden use and a variance to legalize occupancy as three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Conversion would be incompatible with predominantly one- and two-family neighborhood and would set an unwanted precedent. Property is not owner-occupied.

Z-7654

37 SUMMER ST.

HYDE PARK



Board of Appeal Referrals 5/9/85

Hearing: 5/21/85 Z-7658
Claude Miquelle
4 Adams Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to two-family dwelling; erect
dormer addition.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.

Conversion should not adversely affect conformity of rowhouse structures. It is compatible with residential character of neighborhood

VOTED: In reference to petition Z-7658, Claude Miquelle, 4 Adams Street, Charlestown, for a forbidden use and two variances for change of occupancy from one- to two-family dwelling and erect dormer addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Conversion should not adversely affect the conformity of the townhouse structures on Adams Street. Proposal is compatible with residential character of neighborhood.

Z-7658

4 ADAMS ST.

CHARLESTOWN



Board of Appeal Referrals 5/9/85

Hearing: 5/21/85 Z-7659-7660
Charles Fallon
17-19 Middle Street
South Boston

Site: Three-story duplex structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two three- to three four-family dwellings.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.

Proposal is consistent with the existing multifamily neighborhood.

VOTED: In reference to petitions Z-7659-7660, Charles Fallon, 17-19 Middle Street, South Boston, for two forbidden uses and four variances for change of occupancy from two three-family to two four-family dwellings in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans for exterior changes are submitted to the Authority for design review approval. Proposal is consistent with existing multifamily neighborhood.

Z-7659-7660

17-19 MIDDLE ST.

SOUTH BOSTON



Board of Appeal Referrals 5/9/85

Hearing: 5/21/85 Z-7665
Mohawk Realty Trust
214 Lincoln Street
Allston

Site: 51,632 square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Combine lots; erect five-story office-garage structure.

Violation(s): In variance with Board of Appeal decision.
Office building with accessory garage is forbidden use.
Excessive floor area ratio and height of building.
Insufficient front yard.

Last June, petitioner received Board of Appeal approval to erect three-story office building; Authority had recommended denial without prejudice. In December, petitioner received Board of Appeal approval to increase height to 4½ stories; Authority had recommended denial.

Proposed addition is excessive, inappropriate, and detrimental to adjacent residential neighborhood.

VOTED: In reference to petition Z-7665, Mohawk Realty Trust, 214 Lincoln Street, Allston, for a forbidden use and four variances to combine lots and erect five-story office-garage structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Last year, petitioner received approval to erect three-story office structure and subsequent increase in height to 4½ stories. This third petition for five-story addition is again excessive, inappropriate, and detrimental to the adjacent residential neighborhood.

Z-7665

214 LINCOLN ST. ALLSTON



Board of Appeal Referrals 5/9/85

Hearing: 5/21/85 Z-7678
McCarthy Associates
1536-1538 Tremont Street
Roxbury

Site: Three-story structure

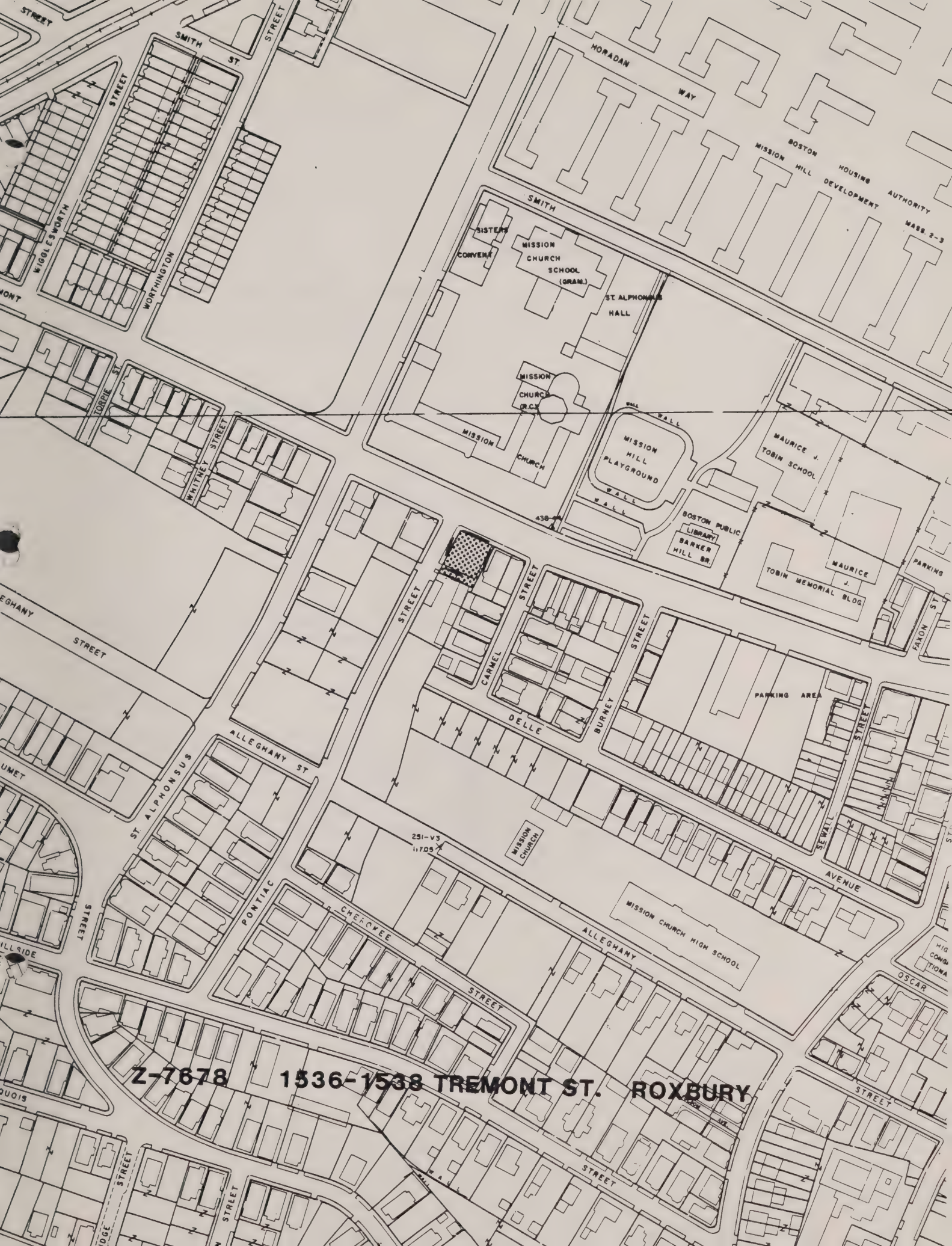
District(s): Local business (L-1)

Purpose: Change occupancy from three apartments, restaurant, and office to four apartments, restaurant, and office.

Violation(s): Dwelling converted for more families is forbidden use.
Take-out restaurant is conditional use.
Insufficient lot area and open space.

Residential units will be rehabilitated for needed low income housing.

VOTED: In reference to petition Z-7678, McCarthy Associates, 1536-1538 Tremont Street, Roxbury, for one conditional use, one forbidden use, and two variances for change of occupancy from three apartments, restaurant, and office to four apartments, restaurant, and office in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans for exterior changes be submitted to the Authority for design review approval. Residential units will be rehabilitated for needed low income housing.



Z-7678

1536-1538 TREMONT ST. ROXBURY

Board of Appeal Referrals 5/9/85

Hearing: 5/21/85 Z-7679
William F. Griffin, Trustee
Pond Feilde Trust
13 Monument Square, Charlestown

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as seven apartments.

Violation(s): Insufficient open space.

No record of legal occupancy. Condition is existing. Bunker Hill Park mitigates open space deficiency.

VOTED: In reference to petition Z-7679, William F. Griffin, Trustee, Pond Feilde Trust, 13 Monument Square, Charlestown, for a variance to legalize occupancy as seven apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. There is no record of legal occupancy. Condition is existing. Bunker Hill Park mitigates open space deficiency.

Z-7679 13 MONUMENT SQ. CHARLESTOWN



Board of Appeal Referrals 5/9/85

Hearing: 5/21/85 Z-7680
M. Read Bassiouni
67a Chestnut Street
Boston

Site: Five-story, five-unit apartment structure

District(s): Apartment (H-2-65)

Purpose: Combine first-floor apartments with basement.

Violation(s): Excessive floor area ratio.

Interior alterations. No increase in occupancy. No exterior additions.

VOTED: In reference to petition Z-7680, M. Read Bassiouni, 67a Chestnut Street, Boston, for a variance to combine first-floor apartments with basement in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Project involves only interior alterations. No increase in occupancy is proposed. No exterior additions will be made.



Z-7680 67A CHESTNUT ST BOSTON

Board of Appeal Referrals 5/9/84

Hearing: 5/14/85 Z-7682
Nichola Capodilupo
81 Paris Street
East Boston

Site: One-story structure

District(s): Apartment (H-1)

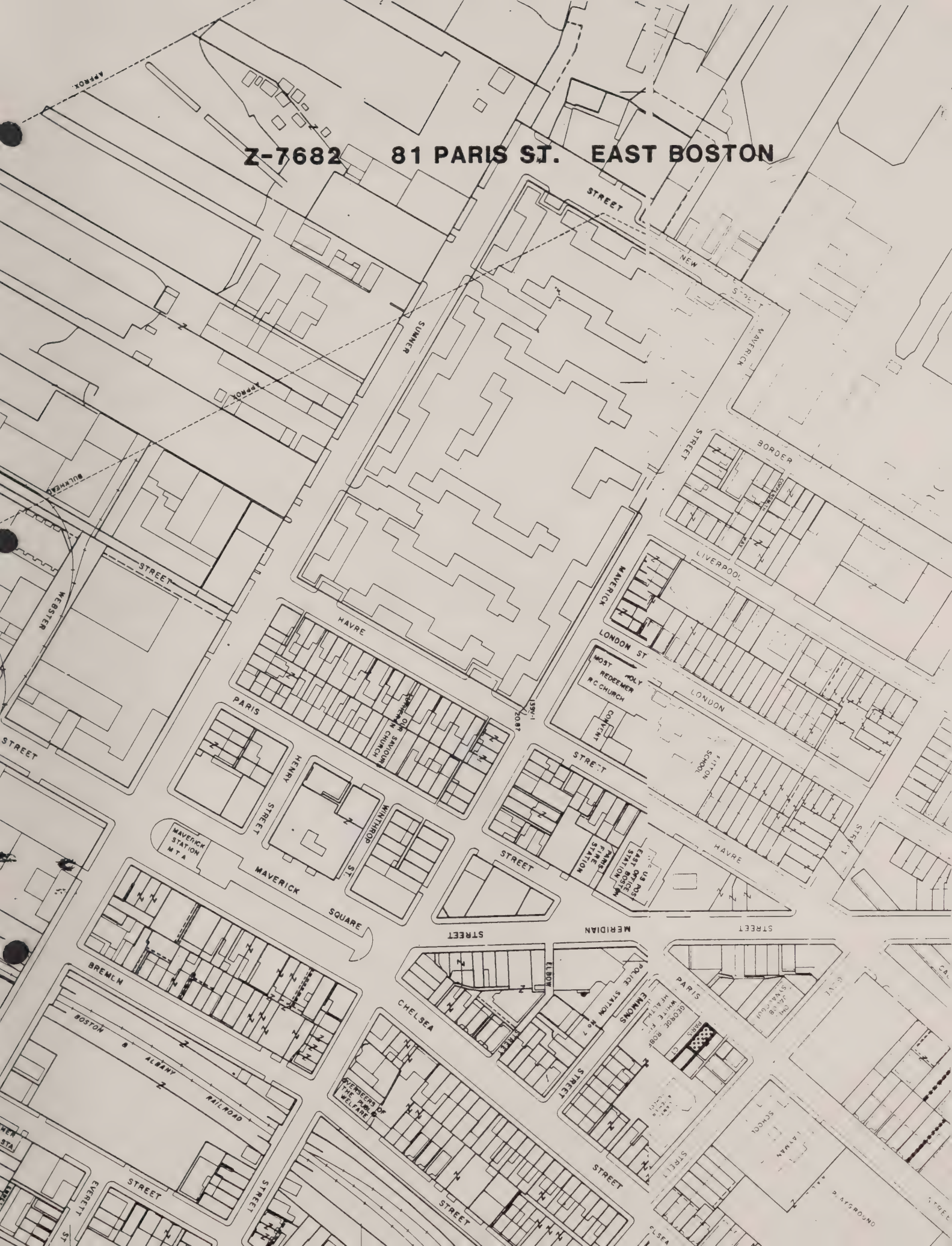
Purpose: Change occupancy from meeting room to professional offices.

Violation(s): Doctor's office is conditional use.

Professional office is compatible with residential, institutional, and medical uses in the area.

VOTED: In reference to petition Z-7682, Nichola Capodilupo, 81 Paris Street, East Boston, for a conditional use for change of occupancy from meeting room to professional office in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with provisos: that patients be accommodated by appointment only; that plans be submitted to the Authority for design review approval. Doctor's office is compatible with residential, institutional, and medical uses in the area.

Z-7682 81 PARIS ST. EAST BOSTON



Board of Appeal Referrals 5/9/85

Hearing: 5/14/85 Z-7694
Ronald and Charlene Carroll
418 Columbus Avenue
Boston

Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from two apartments and beauty salon
to offices and beauty salon.

Violation(s): At variance with previous Board of Appeal decision.

Authority and community are concerned about removal of residential units
for office space in this residential neighborhood.

VOTED: In reference to petition Z-7694, Ronald and Charlene
Carroll, 418 Columbus Avenue, Boston, for a variance
for change of occupancy from two apartments and beauty
salon to offices and beauty salon in an apartment (H-3)
district, the Boston Redevelopment Authority recommends
deferral of hearing. Authority and community are con-
cerned about taking residential units off the market
for office space in this residential zone. Petitioner
must meet with staff and Cosmopolitan Neighborhood
Associates to discuss this issue.



Z-7694

COLUMBUS AVE. BOSTON

Board of Appeal Referrals 5/9/85

Hearing: 6/18/85 Z-7697
Upham's Corner Health Committee, Inc.
636 Columbia Road
Boston

Site: One-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from U. S. Post Office to clinic.

Violation(s): Clinic is conditional use.

Insufficient off-street parking.

Expansion of Upham's Corner Health Clinic will broaden an important service to this community.

VOTED: In reference to petition Z-7697, Upham's Corner Health Committee, Inc., 636 Columbia Road, Dorchester, for a conditional use and a variance for change of occupancy from U. S. Post Office to clinic in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans, inclusive of parking, be submitted for design review approval. Conversion of structure to Health Clinic addition will expand an important service to the surrounding Upham's Corner area. The neighborhood is in strong support of this proposal.



Z-7697

636 COLUMBIA RD.

DORCHESTER

Board of Appeal Referrals 5/9/85

Hearing: 5/21/85 Z-7712-7713
Codman Square Limited Partnership
544-546 Washington Street
Dorchester

Site: Three-story structures

District(s): General business (B-1)

Purpose: Combine buildings; change occupancy from two three-family dwellings to twelve apartments.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area, open space, and off-street parking.
Floor area ratio is insufficient.

Petitioner is nonprofit community organization participating in Boston Housing Partnership Program. Proposal will provide needed low and moderate income housing units. Significant rehabilitation.

VOTED: In reference to petitions Z-7712-7713, Codman Square Limited Partnership, 544-546 Washington Street, Dorchester, for two forbidden uses and eight variances to combine buildings and change occupancy from two three-family dwellings to twelve apartments in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Petitioner is nonprofit community organization participating in Boston Housing Partnership Program. Proposal will provide needed low and moderate income housing units. Significant rehabilitation.



Z-7712-7713 544-546 WASHINGTON ST. DORCHESTER

Board of Appeal Referrals 5/9/85

Hearing: 5/21/85 Z-7717
Chapman House Associates
Gilbert V. Boro Managing General Partner
61 Eutaw Street
East Boston

Site: City of Boston grammar school

District(s): Apartment (H-1)

Purpose: Convert existing structure to thirty units of low and moderate income housing.

Violation(s): Insufficient lot area.
Excessive floor area ratio.
Insufficient usable open space.

Conversion will provide thirty units of needed low and moderate income housing.

VOTED: In reference to petition Z-7717, 61 Eutaw Street, East Boston, for conversion of property to thirty residential units with below-grade parking in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Conversion will provide thirty units of needed low and moderate income housing with below-grade parking. Community favors this proposal.



WHITE'S BAPTIST CHURCH

HIGH SCHOOL

WHITE

STREET

WHITE

MARION

MONMOUTH STREET

BROOKS

STREET

MONMOUTH

MARION

STREET

EUTAW

STREET

TRENTON

EUTAW

TRENTON

HUGH ROE O'DONNELL SCHOOL (EL)

ST. JOHN'S CHURCH

ST. JOHN'S CHURCH

LEXINGTON

STREET

STREET

MARION

PRINCETON

LEXINGTON

PUBLIC LIBRARY EAST BOSTON BRANCH

STREET

PRINCETON

JOSEPH M. BARNES EL SCHOOL

STREET

SARATOGA

SARATOGA

7717

61 EUTAW ST.

EAST BOSTON

STREET

BENNINGTON

BENNINGTON

LONDON

ALSO KNOWN AS WILLIAM C. KELLY SQUARE